Brief proceedings of the Mysore Tenancy Committee held at Gulbarga on 30.7.1957 at 7 p.m.

....

Members present:

(All members excepting Shri Huchmasthy Gowda)

The Chairman opened the subject stating that some sort of Tenancy legislation was inoperation in the former Hyderabad State and the other integrating areas of Mysore. The idea now was to have a uniform legislation. With this object the Committee was set up and he invited the opinions of these present at the meeting representing all interests. He also explained the pz procedure to be followedat the meeting.

Shri Mahantappa Afgalpur taluk: Tenancy law should be simple. In Andhra and Telangana areas there are very big landlords possessing 2000 acres and more. Here the number of such landlords is very few. Landlords must be able to take back the land when the land is not properly cultivated by the tenants. It would be a great hardship if there is too much restriction and regulations on personally cultivated lands. Personally cultivated lands should not therefore touched.

There should be ceiling. The excess over the ceiling should be distributed amongst the landless and given ownership. In Gulbarga distict there are very few cases of personsal cultivation by landlords. The landlord gets 50% of the produce as rent in kind. In very few cases the rent may be in cash.

I own 2 bullocks and they can cultivate 30-40 acres of good land. The yield per acre is 4 mds. or 1½ bag. Average yield after meeting all expenses on cultivation is 1/2 bag per acre.

Shri Nanasaheb Patil: 2-2½ mds is the yield per acre. 30-40 acres can be cultivated by one person. Cost of cultivation is 1/3 of the yield according to conventional methods.

I have 8 bullocks and they cultivate 150 of land. These are all personally cultivated. Net profit per acre is Rs.10/- per acre. I get about 120-125 pallas on these personally lands. This is all kharif crop. About 70 acres are for jowar cultivation and the rest is for tur. The yield of tur oil seeds and senga is negligible. Two mds. is the average yield per acre. If the

If the yield is good and rain also good, net savings will be Rs.1200 from my 150 acres.

(Here the average rainfall is 30-32")

Expense on labour is Rs.400 per annum. Daily wages is 1-½ to 2 srs. of jola per head. Rs.500-600 is the price for ordinary bullock and they will be serviceable for 4-5 years.

Shri Babu Rao, Herur (Gulbarga) - I own 100 acres of land all personally cultivated by me. I have 3 pairs of bullocks. I sow mostly jowar. Average yield - maximum is 200 bags when it is bumper crop. 1/3 of my land is for jowar cultivation. I grow tur and oil seeds. Expenses on cultivation comes to 2/3rds. Annual net income is 1p3. Maximum production is 200 bags and minimum is 100 bags and in value it is Rs.2000/- at the current price. For good land the rent is 1/2. Expenses on cultivation and sharing of prdduce is 50:50 between the tenant and myself.

Chairman: What should be the reasonable rent?

Reply: 50:50 is alright. At the time of hafvest we have to pay 16 s eers of jowar per head.

Shri Basavlingappa: Has the Hyderabad Tenancy Act been implementd here:

Reply: It has been implemented in some cases and in some cases it is not. Reasonable rent is sharing of expenses as well as produce on 50:50 basis. Assessment is Rs.2/- for good land per acre. Lowest is Rs.1/-

Chairman: What should be the ceiling?

Reply: It should be in the interst of both the tenant and landlord. It is not also possible for the tenant to cultivate the land extensively. Here the Hyderabad Act is acceptable. I am in general agreement with the Act.

Shri Jaya Rao Kulkarni: I own 150 acres of land all cultivating personally. I have 8 pairs of bullocks. I grow jowar, and tur. Yield is 2-3 mads per acre. If it is tur it is 1½ bags but this crop normally fails. 1 md - 82 2/7 lbs. (Bengali md).

Cost of cultivation is 50%. Generally Hyderabd Act is reasonable barring provision on standard of efficient cultivation.

Shri Parvata Reddy of Hileri: I own masari land. Yield on gurgi

land is 2-2½ bags per acre. I cultivate 130 acres personally. Average kurgi land yield is 6 bags per acre. Not possible to assessthe cost of cultivation. No proper accounts are maintained. 1/3 may be the cost of cultivation.

On my land Rs.2500 is the net income. Land revenue is about Rs.130. Ceiling should be 200 acres for personally cultivated lands.

Shri Viswanatha Reddy, Yadgir: My father cultivates land and I do not personally cultivate. Family holding according to Hyderabad Act differs from place to place and this is unjust. Ceiling should be for lesser units. Landlords should be able to resume land upto the maximum ceiling for personal cultivation. Compensation should be at the market price. It must be paid in lump sum by Government, recovering the same from the tenant in instalments. Some of the tenants are not in a position to cultivate the land. Their economic condition must be improved by aid from Gov rnment.

Shri Basavalingappa: What should be the mode of payment?

Reply; It should depend on the standar d of living. For a family of 5 persons annual net income should be Rs.900-1000 for normal living excepting education facilities to children. If cost of education is also included, it should be 1500.

Member-Secy: Was there free sale of agricultural land?

Reply: It was there beforethe Tenancy laws was introduced.

Shri Gopala Rao, Gulbarga: I have leased 40 acres of land to my tenants, on 5 years tenure basis. Rent is 50%. Sharing of expenses is also 50:50. But permanent expenses on cultivation are borne by the tenant. Land revenue is also shared.

On the personally cultivated land the yield is more - 1½ bags per acre. and my lands are less superior and more exertion has to be put in by me.

Shri Ramappa (Tenant) I have taken on lease 48 acres of land for t e last 20 years. It is half masari where I grow tur and sajje and the rest is for jowar and agase. Land revenue is Rs.120. The tenancy is since long and I was to give assessment plus 3 bags of jowar for the first 5 years. Afer 5 years the land was given.

Shri Nagappa (Harijan) Chincholi:I own 12 acre s of land and 24 acres I have taken on lease. I am giving 1 palla per for the last 10 years on 50:50 basis. I meet all expenses on cultivation and land revenue is paid by the landlord. I grow 4 bags of jowar one bag of agase one bag of kosagi and 8 bags of senagai. I have 2 pairs of bullocks. We are 3 people in all working in the land. I have loan of Rs.500 taken for my brother's marriage.
Interest is 24%

Shri Rampure (Secy.Bar Assn). Presented a memorandum. To some extent I am in general agreement with the Myderabad Act. Tenure should be 5 years. There should be no difference between ordinary tenant and protected tenant. Ordinary tenants class should be abolsihed. Otherwise there will be litigation. A tenancy register should be maintained in the Tahsildar's office and not left with the Patel or Shanbhog. Minimum hoding should be 50 acres taking into consideration economic strcture. Maximum holdin should be 150 acres. In our area only dry land is available. Annual net income should not be on the basis of income. Right of free sale should be given, but if the landlord has to dispose of the land during the period of tenancy period, first preference should be given to the tenant. Price should be at the market value. Landlord should be allowed free sale of land preference being given to the tenant only after the expiry of the tenure. All tenancy disputes should be decided by civil courts and not in revenue courts.

Fair rent should be 1/2 the produce on land. Assessment to be given by the landlord.

Shri Phadke- P.S.P. :In our opinion there should be no tenancy. There should be only one class - owners - tillers of soil. But till the tenancy laws are introduced ther should be tenancy for a certain number of years. Revenue assessment should be revised. It was fixed 30 years ago. In this period there has been lot of fluctutation in prices and this is distressing to the agriculturist and the landowner. There should be no injustice to any part either to Government or the tax payer. Sample crop cutting should be done. Revenue officers have got the necessary facilities to do this.

Revenue assessment should be based on this. Otherwise there would be gross injustice to one party or the other in the ratio of rent. Ratio ~~is~~ of rent to the assessment can be determined.

Member-Secy: What ratio should it bear?

Maximum 10 times. All political parties have some economic programme and if Government does not supply us the necessary statistical data, we cannot base our opinion on figures. I had appealed to all the officers to give us statistical information, but I am told that this is confidential.

Regarding family holding, there should be only one class of holding and that should be economic holding Rs.1600 gross annual income is alright and this should be everything.

Shri Siddaram Reddy: Section 53(c) has been brought into force. Fake decrees have been obtained on the grounds of partitions of families with the object of lowering the ceiling. All these transactions should be made null and void. These are made with the intention of evicting the tenant. These decrees should be declared null and void.

Fair rent should not be based on multiple of rent. 1/3 for dry land and 1/4 for wet land is alright. Landlords should give receipts for taking rent.

....